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An Assessment of Redevelopment Issues and Options for the USX Fairless Works

Final Report

Prepared for

County of Bucks

Office of the Commissioners
Administration Building
Doylestown, PA 18901

Prepared by

Temple, Barker & Sloane, Inc.

33 Hayden Avenue
Lexington, MA 02173
(617) 861-7580

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Environmental Considerations

The utility of the 2,100 to 2,300 acres for development is uncertain due to the potential existence of hazardous wastes on the site.

- USX has deposited various EPA-listed "hazardous" and "non-hazardous" wastes into various unlined "borrow" pits (see map).
- Borrow Pit #20 contains decanter tank tar sludge, a "hazardous" waste. Under direction of the EPA, USX left the waste in place and "closed" the pit, in part by covering it with a plastic cap. Development on or near Borrow Pit #20 is unlikely.
- Although some evidence suggests waste exists on the site, the EPA and DER do not know at this time the extent of potential contamination on the available acreage, especially in Borrow Pits #3, 8A, 8B, 35, 35A, and 35B.
- An August 1990 EPA report indicated the existence of organics and metallics in the ground water – at some locations above drinking water standards.
- Officials concerned with redevelopment at Bethlehem Steel's Lackawanna, New York facility cited environmental concerns as the primary impediment to progress.
 - Bethlehem is perceived to be in no rush to dispose of its property because such a transaction would speed environmental investigation.
 - Banks are reluctant to finance initiatives without assurances of environmental cleanliness.
- The determination of the extent of hazardous and non-hazardous waste contamination will most likely need to be completed prior to proceeding with redevelopment.

USX Fairless Works Location of Borrow Pits

